087.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	841,700 / 841,700
					USE VALUE:	841,700 / 841,700
					ASSESSED:	841,700 / 841,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KERBAGE CHARLES
Owner 2:	GAUVIN SABRINA
Owner 3:	
Street 1:	62 OAK HILL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KERBAGE CHARLES -
Owner 2:	GAUVIN SABRINA -
Street 1:	62 OAK HILL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,991 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1470 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8991.000	358,500	400	482,800	841,700
Total Card	0.206	358,500	400	482,800	841,700
Total Parcel	0.206	358,500	400	482,800	841,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 572.78 | /Parcel: 572.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55380

GIS Ref

GIS Ref

Insp Date 10/16/18

!7116!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	358,500	400	8,991.	482,800	841,700	841,700	Year End Roll	12/18/2019
2019	101	FV	289,700	500	8,991.	448,300	738,500	738,500	Year End Roll	1/3/2019
2018	101	FV	289,700	500	8,991.	448,300	738,500	738,500	Year End Roll	12/20/2017
2017	101	FV	289,700	500	8,991.	393,100	683,300	683,300	Year End Roll	1/3/2017
2016	101	FV	289,700	500	8,991.	358,700	648,900	648,900	Year End	1/4/2016
2015	101	FV	268,700	500	8,991.	317,300	586,500	586,500	Year End Roll	12/11/2014
2014	101	FV	178,300	500	8,991.	300,000	478,800	478,800	Year End Roll	12/16/2013
2013	101	FV	178,300	500	8,991.	285,500	464,300	464,300		12/13/2012

PRINT

Date	Time
12/10/20	21:47:32

LAST REV

Date	Time
02/27/20	10:46:31

mmcmakin

7116

USER DEFINED

Prior Id # 1:	55380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KERBAGE CHARLES	73963-64	1	1/9/2020	Convenience	99	No	No		
GIBSON JULIE &,	63545-8		4/29/2014		700,000	No	No		
GIBSON JULIE &,	62808-362		10/21/2013	Convenience	1	No	No		
MULVEY SHEILA M	62651-25		9/18/2013	Change>Sale	450,000	No	No		
	14000-538		7/2/1980			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2017	1003	Alterati	30,000	C				
10/29/2013	1601	Redo Bat	6,500	C				
10/7/2013	1490	Redo Kit	15,000	O				
10/24/2006	919	Re-Roof	9,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
5/13/2014	External Ins	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
3/4/2014	Info Fm Prmt	EMK	Ellen K
12/12/2008	Meas/Inspect	189	PATRIOT
4/3/2000	Meas/Inspect	263	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8991		Sq. Ft.	Site		0	70.	0.77	12									482,809						482,800	

Total AC/HA: 0.20640 | Total SF/SM: 8991 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 482,809 | Spl Credit | Total: 482,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	92400
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375821
Depreciation:	17288
Depreciated Total:	358533

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

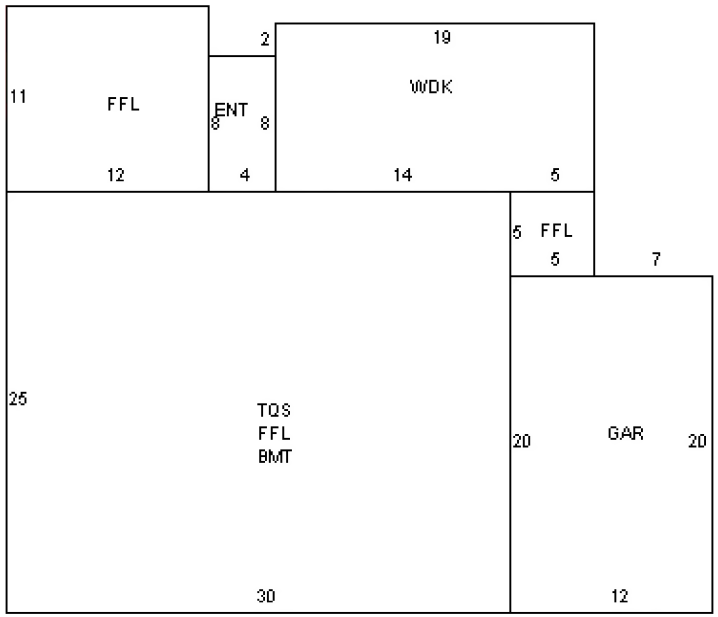
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.91
Special Features:	0	Val/Su Net:	133.67
Final Total:	358500	Val/Su SzAd	243.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	907	141.740	128,554
BMT	Basement	750	42.520	31,891
TQS	3/4 Story	563	141.740	79,726
GAR	Garage	240	25.410	6,099
WDK	Deck	190	11.260	2,140
ENT	ENTRY	32	26.400	845

Net Sketched Area:	2,682			Total:	249,255
Size Ad	1469.5	Gross Are	2869	FinArea	1470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	1970	4.59	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400